

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/S Belair Road, 470 ft. +/- *
 SE from c/l Joppa Road * ZONING COMMISSIONER
 8904 Belair Road *
 11th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District *
 Hao Nguyen, et al * Case No. 99-56-A
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8904 Belair Road in Perry Hall. The Petition was filed by Hao Nguyen, Hong Nguyen, Thai V. Nguyen and Mai T. Nguyen, property owners. Variance relief is requested from Section 409.4.A of the Baltimore County Zoning Regulations (BCZR) to allow a driveway with a two way movement aisle 12 ft. 6 inches wide, in lieu of the required 20 ft. Additionally, variance relief is sought to allow 100 sq. ft. of double faced signage in lieu of the required 75 ft., pursuant to Section 450.4.A of the BCZR, and to allow three signs to be within 2 ft. of each other, in lieu of the required 100 ft., pursuant to Section 450.5.B.4. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were the Petitioners, Hao Nguyen, Hong Nguyen, Thai V. Nguyen and Mai T. Nguyen, property owners. The Petitioners were represented by F. Vernon Boozer, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a rectangularly shaped parcel, 50 ft. wide x 163 ft. deep, zoned B.L. The property has frontage on Belair Road (U.S.Route 1) in Perry Hall. The property is improved by a 1-1/2 story frame building. The property is owned by the Petitioners and the building thereon is used to house a

ORDER RECEIVED FOR FILING
 Date 10/14/98
 By M. J. [Signature]

bridal shop business operated by the property owners. Apparently the Nguyen family acquired the property from the prior owner in March of 1998. An affidavit submitted at the hearing by that prior owner (Walter T. Stundick) indicates that the property has its present character (commercial) for many years.

An examination of the photographs submitted at the hearing and the site plan demonstrates that the property is in a commercial locale. Immediately abutting the site on the north side is a Popeye's Chicken Restaurant. To the south is a small office building.

Variance relief is requested to legitimize existing conditions on the property. On site parking is provided by a parking lot which features 10 parking spaces in the rear yard. Access to the parking lot is by way of a driveway which is 12 ft. 6 inches wide and leads from Belair Road. Variance relief is requested to approve the width of the driveway which is less than the 20 ft. required.

Variance relief is also requested for the sign package. As shown on both the site plan and the photographs submitted, there are three signs constructed on a single pole in the front yard. These signs identify the business and also advertise the fact that the business sells and rents formal wear and performs alterations. Apparently these signs are the same size as have existed on the site for many years. Mr. Sundick's affidavit indicates that the sign package of the previous occupant of the property was the same. Apparently, only the faces of the sign were changed when the Nguyen family acquired the site earlier this year.

Based upon the testimony and evidence offered, I am persuaded to grant the variances requested. As to the driveway, it is sufficiently sized to accommodate the business on this property. Due to the location of the building and width of the lot, it is not possible to provide a

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DATE 10/19/98
BY [Signature]

driveway which meets the 20 ft. requirement. The volume of traffic which this business generates is modest and the driveway is sufficiently sized to accommodate the Petitioners' needs.

I am also persuaded to grant the sign variance, with restrictions. Relief must be granted, in that the signs are nonconforming. That is, but for the change in face, they have existed at the present dimension, size and location for many years. I believe that an inappropriate hardship would result to require these Petitioners to raze the signs and reconstruct a new sign package in compliance with the current regulations.

However, in granting the sign variance relief, I will impose a restriction which will require any new signage to comply with the current sign standards. That is, in the event new signs are ultimately constructed by either this property owner or a successor tenant/owner, then the variance relief granted under this Order will lapse and compliance with the then existing regulations will be required.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of October 1998 that a variance from Section 409.4.A of the BCZR to allow a driveway with a two way aisle 12 ft. 6 inches wide, in lieu of the required 20 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that variance relief is sought to allow 100 sq. ft. of double face signage, in lieu of the required 75 ft., pursuant to Section 450.4.A of the BCZR, and to allow three signs to be within 2 ft. of each other, in lieu of the required 100 ft., pursuant to Section 450.5.B.4, be and is hereby GRANTED, subject, however, to the following restriction.

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Date 10/14/98
By [Signature]

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Any new signage must comply with the current sign standards. In the event new signs are ultimately constructed by either the Petitioner and/or a new owner/tenant, the sign package approved under this Order will lapse and compliance with the then existing regulations will be required.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
DATE 10/14/98
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 13, 1998

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No. 99-56-A
Property: 8904 Belair Road

Dear Mr. Boozer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. and Mrs. Hao H. Nguyen
10584 Gorman Road
Laurel, Maryland 20723
c: Mr. and Mrs. Thai V. Nguyen
2204 Ringing Fox Court
BelAir, Maryland 21015





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8904 Belair Road

which is presently zoned BL

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.4A ¹To allow a 100 sq. ft. double face sign in lieu of required 75 sq. ft. per section

450.4.5. ²To allow 3 signs to be within 2 ft. of each other in lieu of the required 100 ft. per sect.

450.5.B.4 ³To allow a driveway with two-way movement at a width of 12 feet 6 inches instead of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- (1) Compliance with the section would constitute an undue hardship and a practical difficulty.
- (2) That allowing the variance would sanction a non-conforming use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

F. Vernon Boozer, Esq.

(Type or Print Name)

Signature

614 Bosley Avenue

Address

410-828-9441

Phone No.

Towson

Maryland

21204

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Hao Nguyen

(Type or Print Name)

Hong Nguyen

Hao Nguyen *Hong Nguyen*

Signature

Thai Nguyen

(Type or Print Name)

Mai Nguyen

Thai Nguyen *Mai Nguyen*

Signature

8904 Belair Road

Address

410 529-4475

Phone No

Perry Hall

City

Baltimore County MD

State

21236

Zipcode

Name, Address and phone number of representative to be contacted.

Tom Gill

Name

Covahey & Boozer, P.A.

Address

614 Bosley Avenue

Towson MD

21204

410-828-9441

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: R.T.

DATE

8-3-98



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

99-56-A

ITEM # 56

kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

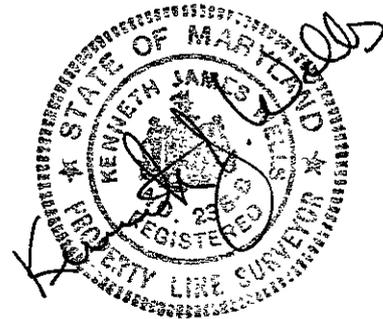
7/8/98

**ZONING DECRPTION OF
8904 BELAIR ROAD
BALTIMORE COUNTY
MARYLAND**

Beginning at a point on the northwest side of Belair Road which is 70 feet wide at a distance of 470 feet more or less southwest of the centerline of East Joppa Road, thence South 50 degrees 31 minutes West 50.00 feet; thence North 39 degrees 28 minutes 12 seconds West 162.43 feet; thence North 49 degrees 00 minutes 05 seconds East 50.02 feet; thence South 39 degrees 28 minutes 12 seconds East 163.75 feet to the place of beginning. Recorded in 12756/521.

Being Lot 4 in the subdivision of "Bel-Joppa Park as recorded in Plat Book 9 folio 40, containing 8,156 square feet.

ITEM # 56



99.56-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 56

No. 056105

DATE 8/3/98 ACCOUNT R001-6150
020-CV
AMOUNT \$ 250⁰⁰

RECEIVED FROM: ELEGANT MOMENTS BRIDAL SHOP, INC

FOR: CV, # 8904 BELAIR RD.

Reg. T

99-56-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
8/05/1998 8/05/1998 11:18:58
REQ NO. 056105 CASHIER LSAI LXS DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 068432
CR NO. 056105
250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Sept 3, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 3, 1998.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-56-A
8904 Belair Road
NW/S Belair Road, 470' +/-
SW from centerline Joppa Road
11th Election District
5th Councilmanic District
Legal Owner(s): Hao Nguyen
& Hong Nguyen & Thai Nguyen & Mai Nguyen

Variance: to allow a driveway with two-way movement at a width of 12 feet, 6 inches instead of the required 20 feet; to allow a 100-square foot double-face sign in lieu of required 75 square feet; and to allow 3 signs to be within 2 feet of each other in lieu of the required 100 feet.

Hearing: Monday, September 21, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

9/022 Sept. 3

C255667

CERTIFICATE OF POSTING

RE: Case No.: 99-56-A

Petitioner/Developer: T. & M. NGUYEN, ETAL

Date of Hearing/Closing: 9/21/98

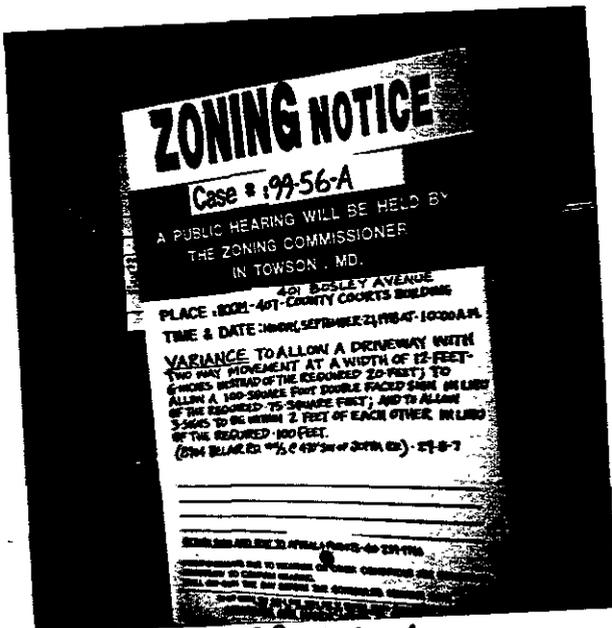
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #8904 BELAIR RD.

The sign(s) were posted on 9/2/98
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 9/4/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

99-56-A
#8904 BELAIR ROAD
T. & M. NGUYEN
P. 9/2/98
H-9/21/98



ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 56

Petitioner: Mai Nguyen et al

Location: 8904 Bel air Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mai Nguyen

ADDRESS: 8904 Bel air Road

PHONE NUMBER: 410 529-4475

AJ:ggs

(Revised 09/24/96)

99-56-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM# 56

ZONING NOTICE

Case No.: 99-56 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT 100 SQ. FT. DOUBLE FACE
SIGN IN LIEU OF REQUIRED 75 SQ. FT. TO PERMIT
3 SIGNS TO BE WITHIN 2 FT. OF EACH OTHER IN
LIEU OF THE REQUIRED 100 FT. AND TO ALLOW A
DRIVEWAY WITH TWO-WAY MOVEMENT AT A WIDTH

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

OF 12'-6" IN LIEU OF THE REQUIRED 20 FT.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
September 3, 1998 Issue - Jeffersonian

Please forward billing to:
Mai Nguyen 410-529-4475
8904 Belair Road
Perry Hall, MD 21236

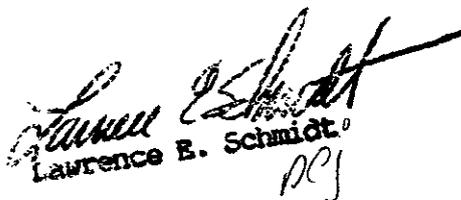
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-56-A
8904 Belair Road
NW/S Belair Road, 470' +/- SW from centerline Joppa Road
11th Election District - 5th Councilmanic District
Legal Owner: Hao Nguyen & Hong Nguyen & Thai Nguyen & Mai Nguyen

Variance to allow a driveway with two-way movement at a width of 12 feet, 6 inches instead of the required 20 feet; to allow a 100-square foot double-face sign in lieu of required 75 square feet; and to allow 3 signs to be within 2 feet of each other in lieu of the required 100 feet.

HEARING: Monday, September 21, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 14, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-56-A

8904 Belair Road

NW/S Belair Road, 470' +/- SW from centerline Joppa Road

11th Election District - 5th Councilmanic District

Legal Owner: Hao Nguyen & Hong Nguyen & Thai Nguyen & Mai Nguyen

Variance to allow a driveway with two-way movement at a width of 12 feet, 6 inches instead of the required 20 feet; to allow a 100-square foot double-face sign in lieu of required 75 square feet; and to allow 3 signs to be within 2 feet of each other in lieu of the required 100 feet.

HEARING: Monday, September 21, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: F. Vernon Boozer, Esquire
Hao & Hong & Thai & Mai Nguyen
Tom Gill

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 6, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 17, 1998

Tom Gill, Esq.
F. Vernon Boozer, Esq.
614 Bosley Avenue
Towson, MD 21204

RE: Item No.: 56
Case No.: 99-56-A
Location: 8904 Belair Road

Dear Mr. Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on August 3, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: August 21, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 8904 Belair Road

INFORMATION

Item Number: 56

Petitioner: Hao Nguyen

Zoning: BL

Requested Action: Variance

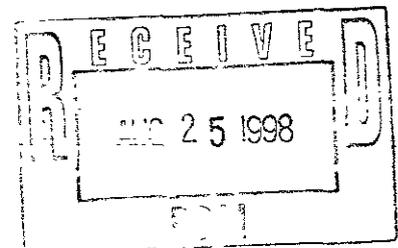
Summary of Recommendations:

There would appear to be no justification for the requested sign variances. Sign clutter has negatively impacted this particular section of Belair Road. The subject property is improved with a former residential structure, and the current sign allowance for this small commercial site seems more than adequate. Therefore, the Office of Planning recommends the applicant's request be denied.

Section Chief:

Jeffrey M Long

AFK/JL





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 8.17.98
Item No. 056 (RT)

Dear Ms. Stephens:

WE have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein At 410-545-5606 or By E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. J. Burns'.

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

les
9/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: August 21, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 8904 Belair Road

INFORMATION

Item Number: 56

Petitioner: Hao Nguyen

Zoning: BL

Requested Action: Variance

Summary of Recommendations:

There would appear to be no justification for the requested sign variances. Sign clutter has negatively impacted this particular section of Belair Road. The subject property is improved with a former residential structure, and the current sign allowance for this small commercial site seems more than adequate. Therefore, the Office of Planning recommends the applicant's request be denied.

Section Chief: Jeffrey M Long

AFK/JL

RE: PETITION FOR VARIANCE
8904 Belair Road, NW/S Belair Road, 470' +/- SE
from c/l Joppa Rd, 11th Election District,
5th Councilmanic

Legal Owners: NGUYEN, Hao, Hong, Thai and Mai

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-56-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of Sept. 1998, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Nguyen, Hao H.

10584 Gorman Rd
Laurel MD 20723

Nguyen, Hong T

10584 Gorman Rd
Laurel MD 20723

NGUYEN, THAI V.

2204 RINGING FOX CT. BELAIR 21015

NGUYEN, MAI T.

"



IN THE MATTER OF	*	BEFORE THE
PETITION FOR VARIANCE	*	ZONING COMMISSIONER
8904 Belair Road	*	FOR
Legal Owners:		
NGUYEN, Hao, Hong, Thai & Mai	*	BALTIMORE COUNTY
Petitioners	*	Case No. 99-56-A

* * * * *

AFFIDAVIT OF WALTER T. STUNDICK

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 11th day of September, 1998, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared WALTER T. STUNDICK, who made oath in due form of law that the following facts are true:

1. That Affiant is over eighteen (18) years of age and competent to be a witness.
2. That Affiant purchased the property known as 8904 Belair Road in the summer of 1975 and was the legal owner of same until he sold it to Petitioners in March of 1998.
3. That at the time Affiant purchased the property in 1975, the driveway was of the same dimensions as it is today.
4. That in late 1975 or early 1976, Affiant installed the signage and from that time until the present day the dimensions of the signage has not changed.

Red Nor

5. That if called to testify, Affiant can testify competently to the aforementioned facts.

Walter T. Stundick
WALTER T. STUNDICK

AS WITNESS, my hand and notarial seal the date and year first above written.

Mary Kay Fishpaugh
Notary Public

My commission expires:

MARY KAY FISHPAUGH
NOTARY PUBLIC STATE OF MARYLAND
~~My Commission Expires September 5, 2001~~

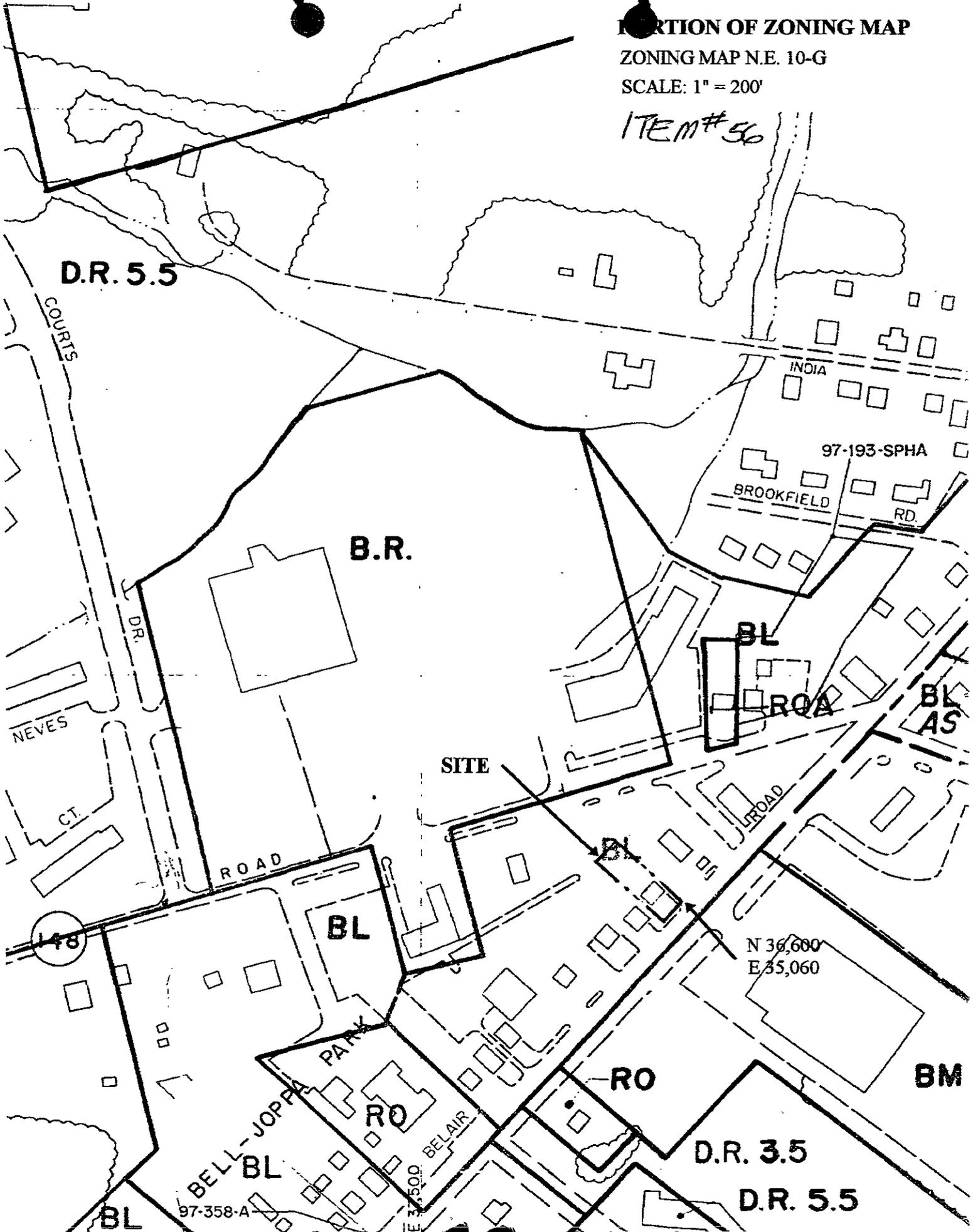
98-09-05.gab

PORTION OF ZONING MAP

ZONING MAP N.E. 10-G

SCALE: 1" = 200'

ITEM # 56



99-56-A

99-56.A

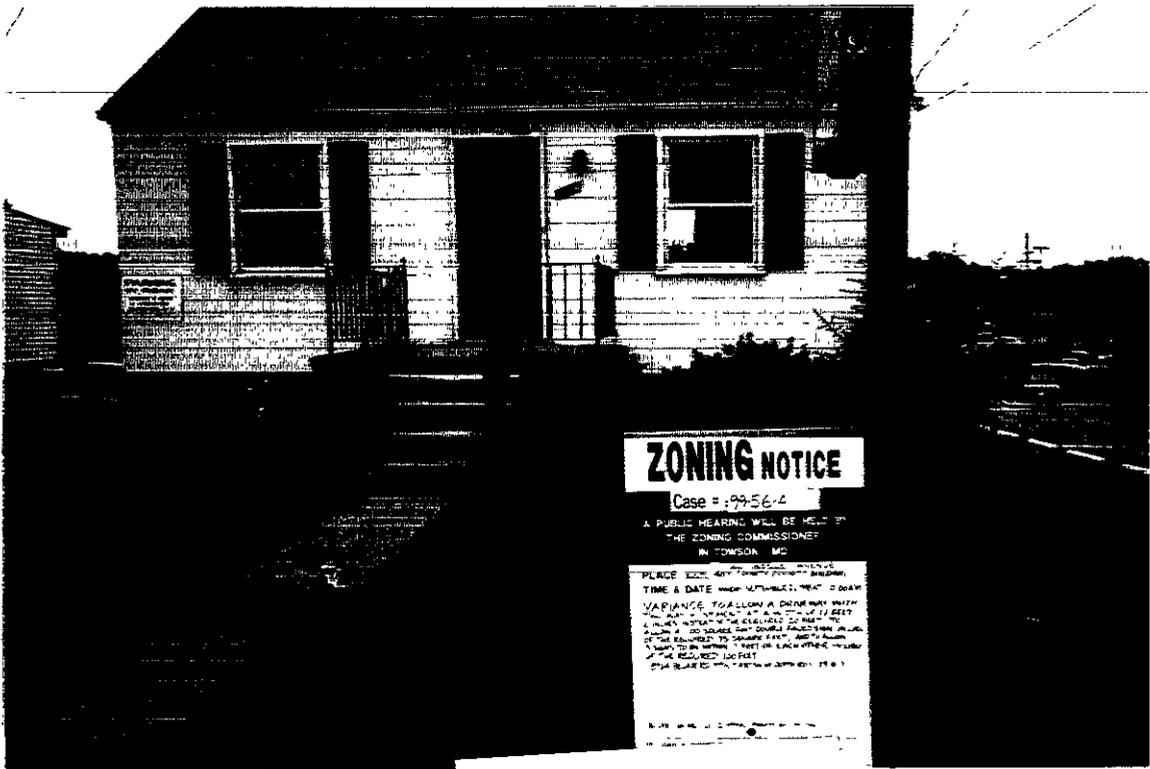
Harmon Berg -

CPA ~~at~~ office -

- signs are as present
see affidavit -

if signs
ever change,
must
comply to
current
req.

allow these
as dimensional
only



Front







← State Form

Paperes →



Paperes
(neighbor)





Signs

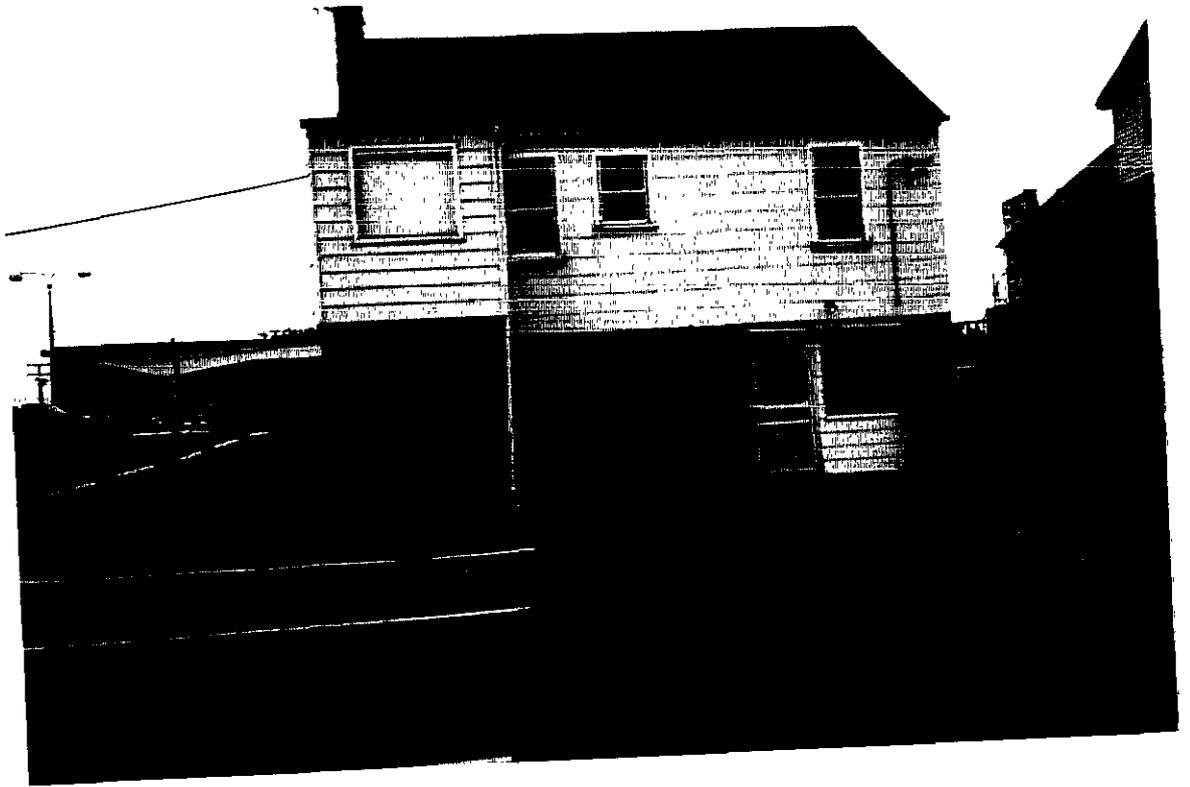


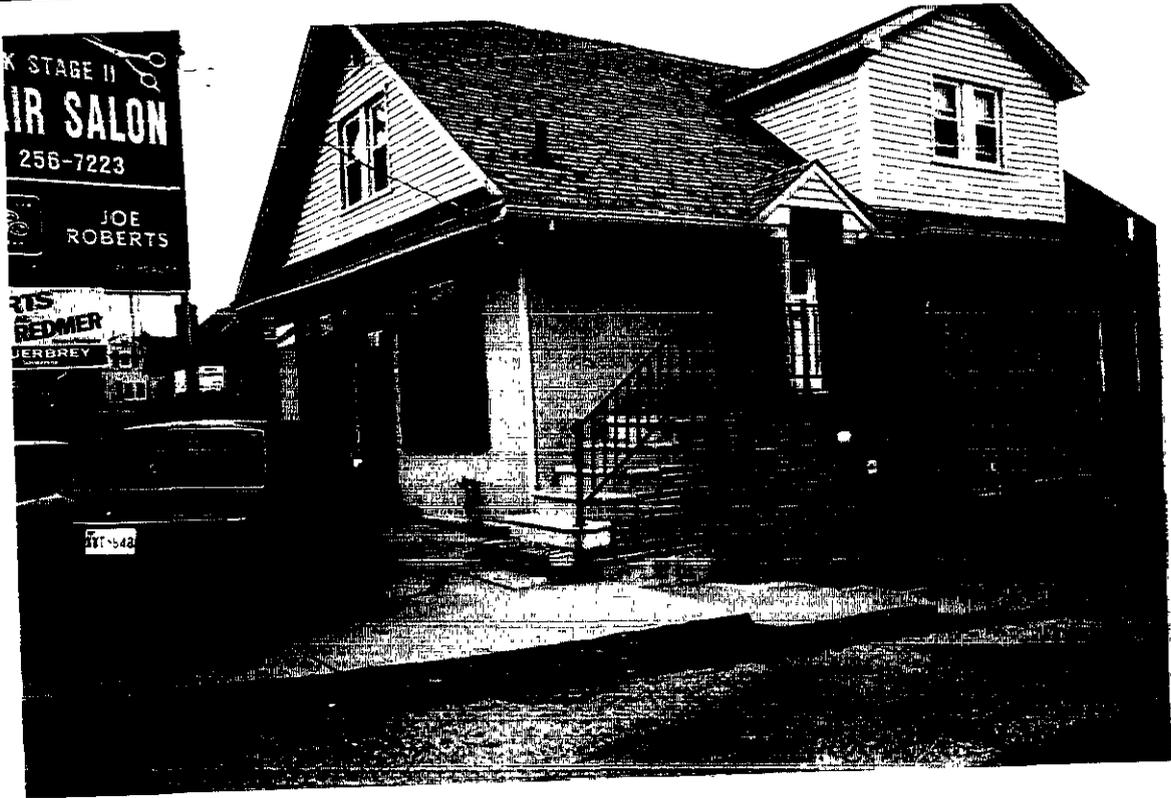


Drive way









State
Farm
House
(neighbor)

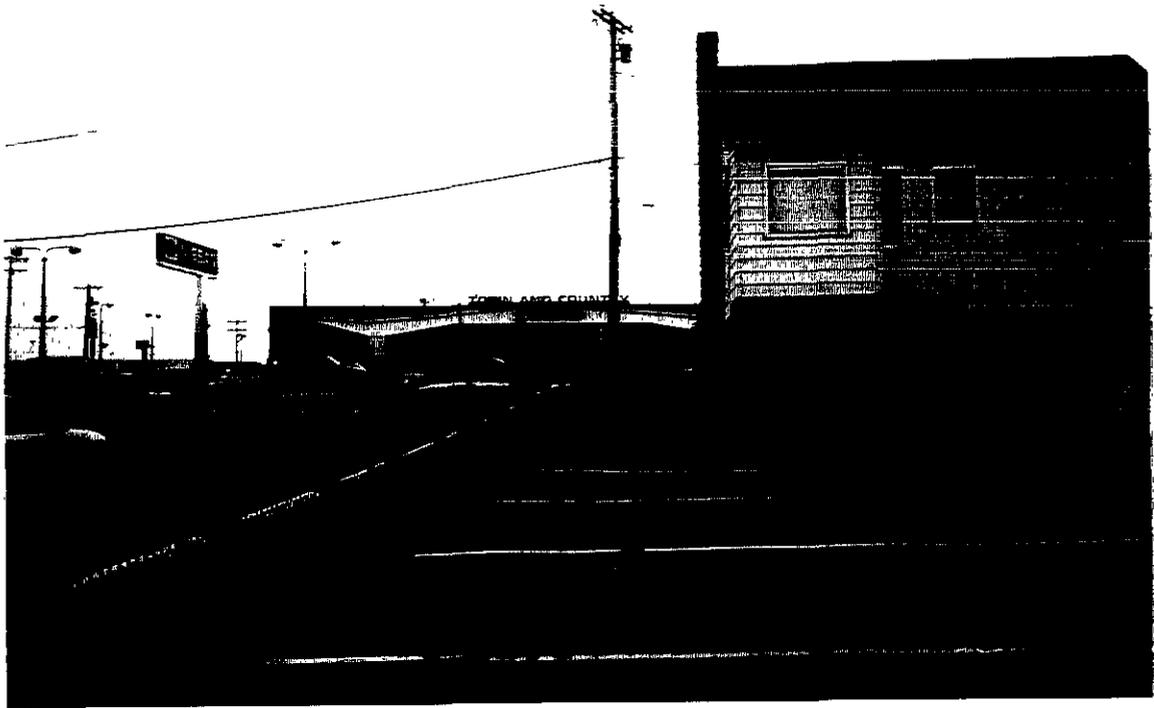




Rear
Orlando Bank

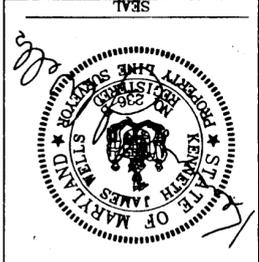




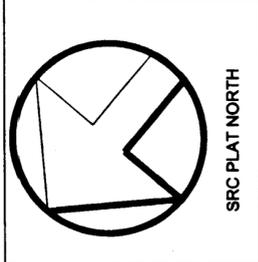


99-56-A

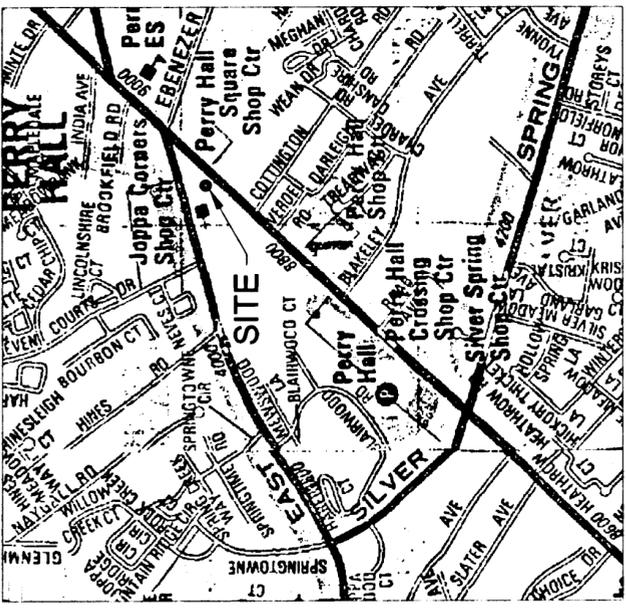
Land Surveying & Site Planning
 kjWellsInc.
 7403 NEW CUT ROAD
 KINGSVILLE, MARYLAND 21087
 (410) 992-8800



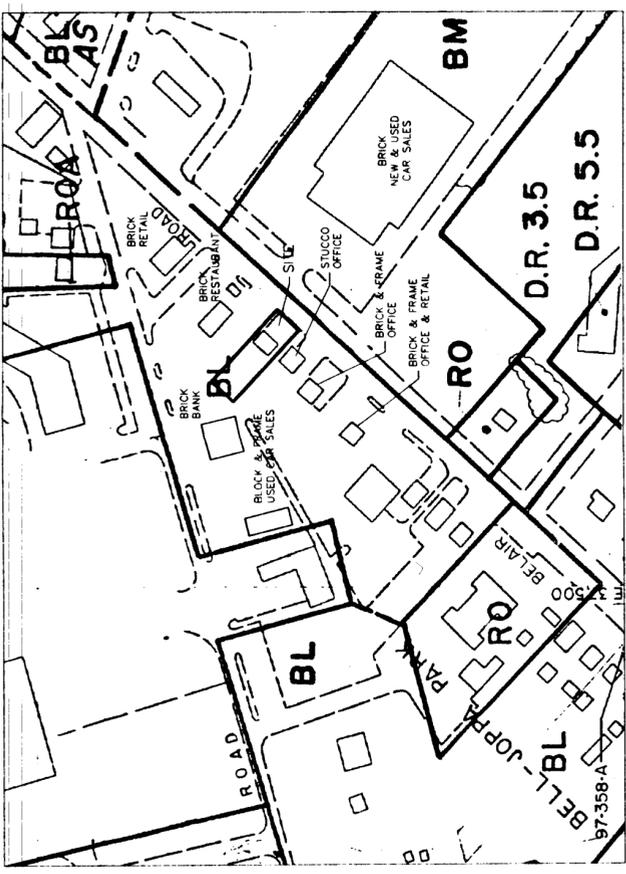
PLAN TO ACCOMPANY
 AN APPLICATION FOR A
 ZONING VARIANCE
 8904 BELAIR ROAD
 BALTIMORE COUNTY
 MARYLAND



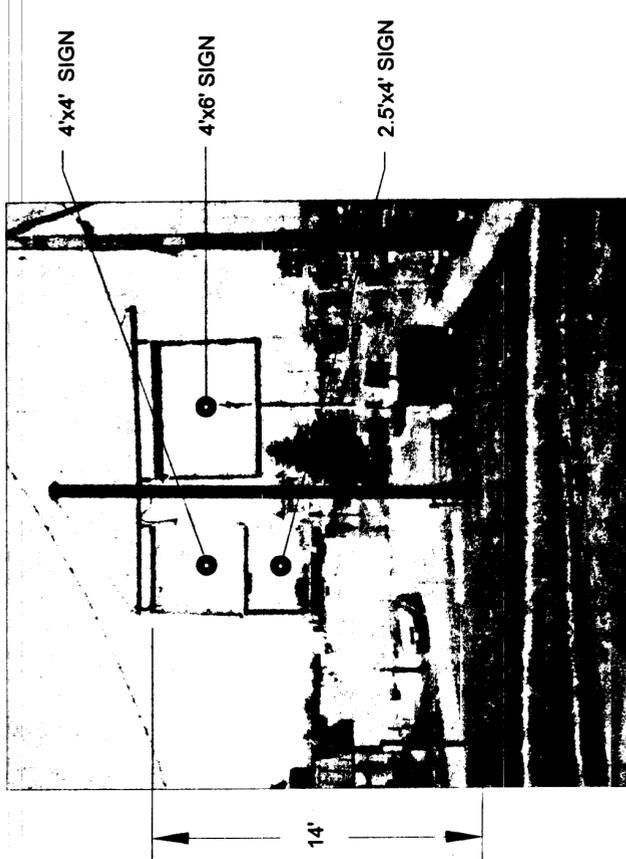
DRAWN BY: KJW
 CHECKED BY: KJW
 DATE: 5/23/98
 PROJECT NO.: 98019
 SHEET 1 OF 1



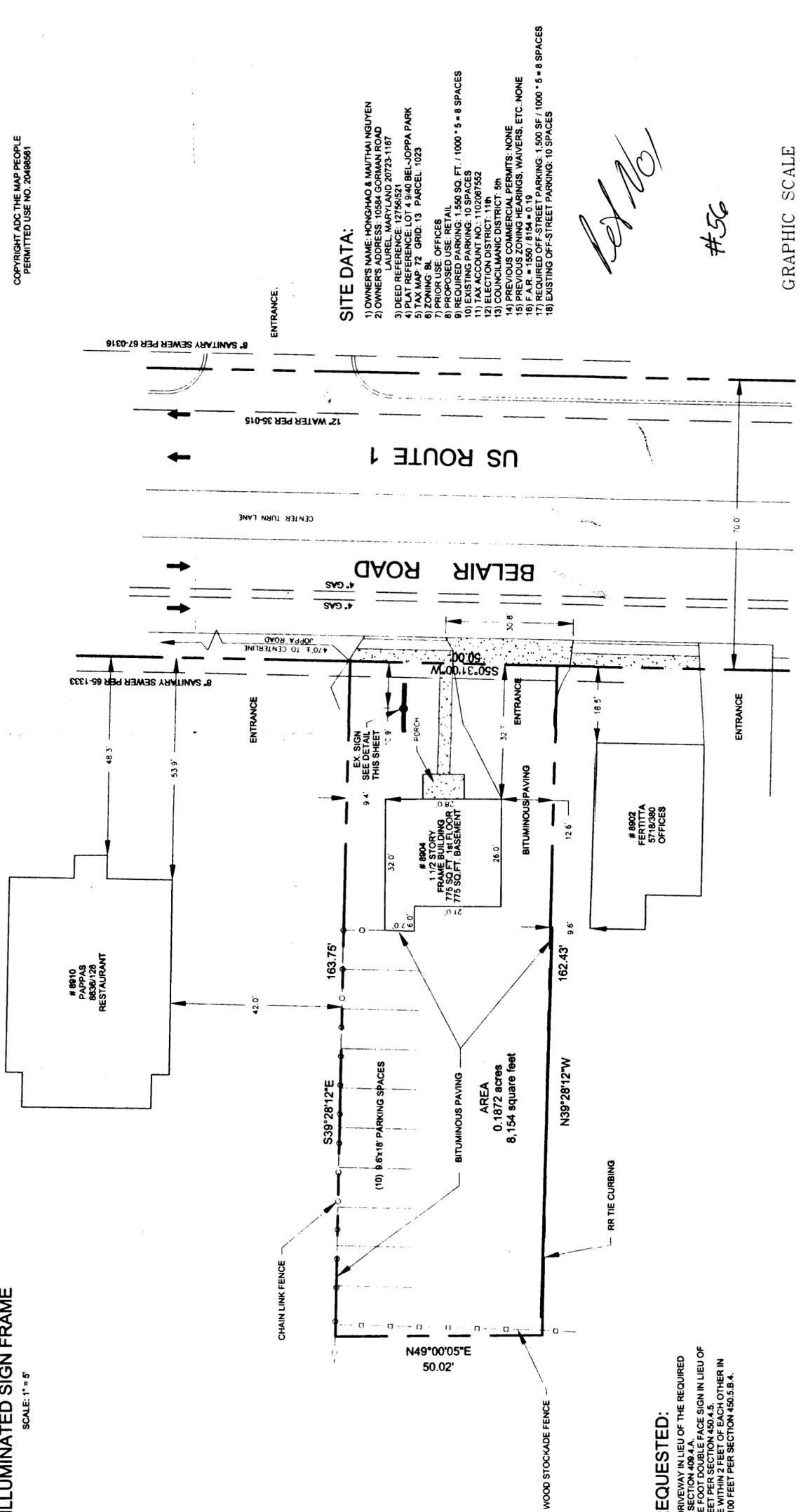
VICINITY MAP
 SCALE: 1" = 1000'
 COPYRIGHT AND THE MAP PEOPLE
 PERMITTED USE NO. 20466661



USE & STRUCTURE MAP
 SCALE: 1" = 200'



EXISTING DOUBLE
 ILLUMINATED SIGN FRAME
 SCALE: 1" = 5'



- SITE DATA:**
- 1) OWNERS NAME: HONGHAO & MAITHAI NGUYEN
 - 2) OWNERS ADDRESS: 8904 BELAIR ROAD BALTIMORE, MD 21286-2023
 - 3) DEED REFERENCE: 12756/621
 - 4) PLAT REFERENCE: LOT 4 940 BEL-JOPPA PARK
 - 5) TAX MAP: 72 GRID: 13 PARCEL: 1023
 - 6) ZONING: BL
 - 7) PRIOR USE: OFFICES
 - 8) PROPOSED USE: RETAIL
 - 9) REQUIRED PARKING: 1,350 SQ. FT. / 1,000 * 5 = 8 SPACES
 - 10) EXISTING PARKING: 10 SPACES
 - 11) TAX ACCOUNT NO.: 1102067552
 - 12) ELECTION DISTRICT: 1118
 - 13) COUNCILMANIC DISTRICT: 5th
 - 14) PREVIOUS COMMERCIAL PERMITS: NONE
 - 15) PREVIOUS ZONING HEARINGS, WAIVERS, ETC.: NONE
 - 16) F.A.R. = 1550 / 8154 = 0.19
 - 17) REQUIRED OFF-STREET PARKING: 1,500 SF / 1000 * 5 = 8 SPACES
 - 18) EXISTING OFF-STREET PARKING: 10 SPACES

Let No!
 #56



VARIANCES REQUESTED:

- 1) TO ALLOW A 12.6 FOOT DRIVEWAY IN LIEU OF THE REQUIRED 20 FOOT DRIVEWAY PER SECTION 409.4.A.
- 2) TO ALLOW A 100 SQUARE FOOT DOUBLE FACE SIGN IN LIEU OF REQUIRED 75 SQUARE FEET PER SECTION 450.4.5.
- 3) TO ALLOW 3 SIGNS TO BE WITHIN 2 FEET OF EACH OTHER IN LIEU OF THE REQUIRED 100 FEET PER SECTION 450.5.B.4.

NOTES:
 1) THE PROPERTY LINES SHOWN HEREON WERE BASED ON A DEED AND PLAT COMPOSITE AND NOT BY AN ACTUAL BOUNDARY LINE SURVEY.